

III.B.1.a

TO: Mayor Ives and City Council

FROM: Roberta Lewandowski, Planning Director, 556-2447
Rob Odle, Policy Planning Manager, 556-2417
Lori Peckol, Principal Planner, 556-2411

DATE: July 19, 2005

RE: PROPOSED 2005 COMPREHENSIVE PLAN AMENDMENT PACKAGE

Similar to previous years, the City of Redmond is in the process of establishing the content of the 2005 Comprehensive Plan Amendment Package. City Council action on this topic is scheduled for August 16. In preparation for your action, staff is scheduled to brief the City Council on the proposed amendments at your July 19 meeting.

Proposed Amendments for Consideration - 2005 Package

There are 16 amendments proposed for consideration during the upcoming year, including 11 that are City initiated and five requested by the private sector. The two attachments to this memo include first, a summary of each of the proposed amendments and second, a map that shows the location of the amendment if it is property specific. In summary, the proposed amendments include the following:

City Initiatives

- Neighborhood Plan updates, refinements or implementation: Education Hill, North Redmond, Viewpoint, and portion of Overlake. (*Amendments 1, 2, 3 and 5*)
- Designate Overlake Center as an Urban Center (*Amendment 4*)
- Refine the City's job growth target to reflect final actions as part of the 2004 Comprehensive Plan update (*Amendment 6*)
- Updates related to the Shoreline Master Program (procedural amendment, update stream map to reflect the Critical Areas ordinance, and consider designating riparian habitats of local importance. (*Amendment 7*)
- Amend Community Character and Historic Preservation Element of Comprehensive Plan to add maps of Citywide gateways and public view corridors. (*Amendment 8*)
- Update Comprehensive Plan policies or maps related to high capacity transit planning, particularly for the Downtown and SE Redmond. (*Amendment 9*)

- Potential amendment of the Transportation Element or other transportation-related provisions in the Comprehensive Plan as follow up to adoption of the Transportation Master Plan. (*Amendment 10*)
- Potential adoption or update of functional plans to implement the Comprehensive Plan. (*Amendment 11*)

Private-Sector Requests

- Change allowed land uses and/or densities for certain properties in the Bear Creek, Education Hill, and North Redmond neighborhoods. (*Amendments 12, 14, and 15*)
- Amend Comprehensive Plan provisions related to the Business Park designation and related sections in the Community Development Guide to allow professional service uses in the WestPark Business Center. (*Amendment 13*)
- Amend Map N-OV-3, to remove Green Street designation along a portion of NE 51st Street in Overlake. (*Amendment 16*)

This list includes only changes that require Comprehensive Plan amendments, and does not include proposed regulatory updates that are consistent with Redmond's Comprehensive Plan. For example, the Planning Commission's work this year will include several updates to the Community Development Guide to carry out last year's policy updates, such as the Downtown and Land Use Elements.

Planning Commission held two study sessions on the proposed content of the 2005 Package, and did not recommended any additional Comprehensive Plan amendments for consideration. Planning Commission did recommend that staff use RCTV Channel 21 to help provide notice of amendments that will be considered during the next year. Staff is also using the City's web site (www.redmond.gov/compplanupdate) to provide information about the proposed amendments and opportunities for people to get involved.

Background

The City of Redmond's procedure for reviewing and adopting annual amendments to the Comprehensive Plan is to adopt a "blanket ordinance" that establishes the content and framework of the annual amendment package. This procedure accomplishes a number of objectives. First, it enables the City to comply with state requirements for concurrent review of the cumulative effect of all the proposed amendments. Second, by establishing the content of the annual amendment package, detailed review of each amendment can occur as they are brought forward separately to the Technical Committee, Planning Commission, and City Council.

In mid-April 2005, the City announced the June 1 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2005 Plan Update. Staff sent a letter which described the process and timeline for citizens to request an amendment to more than 400 people interested in planning issues. In addition, notice was provided on the City's web site, on RCTV, through the Greater Redmond Chamber of Commerce newsletter, and through the *Redmond Reporter*.

City Council adoption of the "blanket ordinance" only establishes the items that will be considered by the Planning Commission and City Council as part of the annual amendment to the Comprehensive Plan. Adoption of this ordinance does not mean any item will be subsequently approved. Detailed review of each amendment will occur over the next year as they are brought forward separately to the Technical Committee, Planning Commission, and City Council during the next year.

Requested Direction and Schedule

At this point, the key question for City Council is whether you believe any additional Comprehensive Plan amendments should be included in the package. Staff would also like feedback from City Council on any initial questions you may have related to Council's upcoming action on the blanket ordinance, which is scheduled for August 16. Similar to previous years, your materials for this meeting will include an analysis of the potential relationships among the proposed amendments and cumulative effect.

It is important to keep in mind that adoption of the blanket ordinance only ensures the applicant that a request will be considered by Planning Commission and City Council; it does not signify City support or opposition to any particular amendment. Also, while most of the proposed amendments involving individual properties will be considered in the context of a neighborhood plan update and are therefore not subject to quasi-judicial review, one property specific amendment, for the Keller property, is not associated with a neighborhood plan update and is subject to the fairness principles associated with quasi-judicial review.

If you have any questions or would like additional information at this point, please contact Lori Peckol at 425-556-2411

Attachment: Summary of Proposed or Requested Amendments for Redmond's 2005 Comprehensive Plan Package (descriptive list and map of locations)

ATTACHMENT: SUMMARY OF PROPOSED or REQUESTED AMENDMENTS REDMOND'S 2005 COMPREHENSIVE PLAN PACKAGE

CITY INITIATED AMENDMENTS

1. Update the Education Hill Neighborhood Plan.

The current Education Hill Neighborhood Plan, last amended in 1997, is in the process of being updated to extend the planning horizon to the year 2022. This amendment was initially listed as part of the 2003-2004 Comprehensive Plan Amendment Package. Staff and neighborhood work began in Fall 2004 with a kick off open house and appointment of a Citizen Advisory Committee.

This update will propose Comprehensive Plan and Community Development Guide amendments related to land use, housing, natural features, neighborhood character and design, transportation, and parks and open space. Major topics that are expected to be addressed include the following:

Land Use

Two specific land use change requests will be reviewed as part of the Plan update, the second of which was initiated by a private property owner and is also listed separately (see Item 14). The two changes to be considered are:

- Land use and zoning changes are proposed for an area that is now designated Single Family Constrained (R-3 zoning), and is defined by Avondale Road on the east, NE 104th Street on the south, and the Essex Park development on the north. This approximately 10 acre area is proposed for a designation of Multi-Family Urban, and zoning of R-12 if minimal access conditions can be met. If access conditions cannot be met, then a land use designation of Single-Family Urban and zoning of R-8 is recommended.
- The property owner of a 1.36 acre parcel located at 10007 Avondale Road NE has made a separate application for a change in land use from the current Single-Family Urban designation (R-6 zoning) to Multi-Family Urban (R-12 zoning).

Housing

The Plan update will include consideration of opportunities to create additional housing supply and choice, including innovative housing such as cottages, duplexes and other multiplex units where appropriate, size limited housing, and accessory dwelling units. No changes in zoning are proposed to accommodate additional housing units other than the two land use requests discussed above.

Design and Character

Design standards for residential building and landscaping will be considered as part of the Plan Update. As an established neighborhood, most new housing development in Education Hill is expected to occur through infill and redevelopment. As such, standards for the design of new or significantly remodeled existing homes will be proposed. In addition, bulk and height regulations will be considered, in order to ensure compatibility with the character of the neighborhood. SEA Streets, such as have been demonstrated elsewhere in the region, and

similar to the Rustic Street Standards adopted in the Willows/Rose Hill neighborhood, will be encouraged in newly developed areas where possible.

Transportation and Circulation

The proposed amendment is expected to include transportation policies and regulations for the Education Hill Neighborhood that are consistent with goals of the Comprehensive Plan and the Transportation Master Plan (TMP). Among the concepts that will be addressed in the neighborhood plan update are opportunities for: 1) greater vehicular connectivity (such as the 184th Avenue NE extension to NE 116th Street), 2) improved pedestrian connections through existing and new residential areas to encourage walking for recreation as well as a means to reach destinations such as schools or parks, 3) increased transit service, particularly between Education Hill and the Downtown, potentially via a shuttle or smaller bus, and 4) additional bicycle travel through improvements that support bicyclist.

Parks, Recreation and Open Space

The Plan update will encourage the preservation and maintenance of existing parks in Education Hill, as well as the acquisition and development of new parks where identified in the Parks, Recreation and Open Space Plan (PRO Plan) or through neighborhood involvement. The Plan will also emphasize the importance of connections within the network of parks, trails and open spaces to allow for the critical linkage of open space and recreational opportunities in the neighborhood. Recreational programming will be considered to encourage the activation of neighborhood and community parks in Education Hill. New or updated uses in parks to allow greater use by more diverse sectors of the population, as well as accessory commercial uses such as beverage or food concessions, may be recommended.

Public Services and Facilities

Continued high levels of public services, e.g., police, fire and emergency medical services are recommended in the Plan Update. Improved vehicular connections will be recommended where appropriate to minimize response times. Block Watch, Neighborhood Night Out, and McGruff programs are encouraged to promote additional safety and community building.

Provision of adequate water and sanitary sewer systems will also be recommended in the Plan Update. Older areas of the Education Hill neighborhood will require upgrades to the water system. These improvements will be recommended to occur as new development dictates. The maintenance and improvement of detention areas as passive recreation areas is encouraged in the Plan Update.

Other Plan Considerations

Various needs will be addressed when noted as critical to the 20 year vision for the Education Hill Neighborhood. These will be discussed and formed into recommendations by the Citizen Advisory Committee as they become identified.

Staff contact: Sarah Stiteler at 425/556-2469, sstiteler@redmond.gov or Kim Dietz at 556-2415, kdietz@redmond.gov

2. Update the North Redmond Neighborhood Plan.

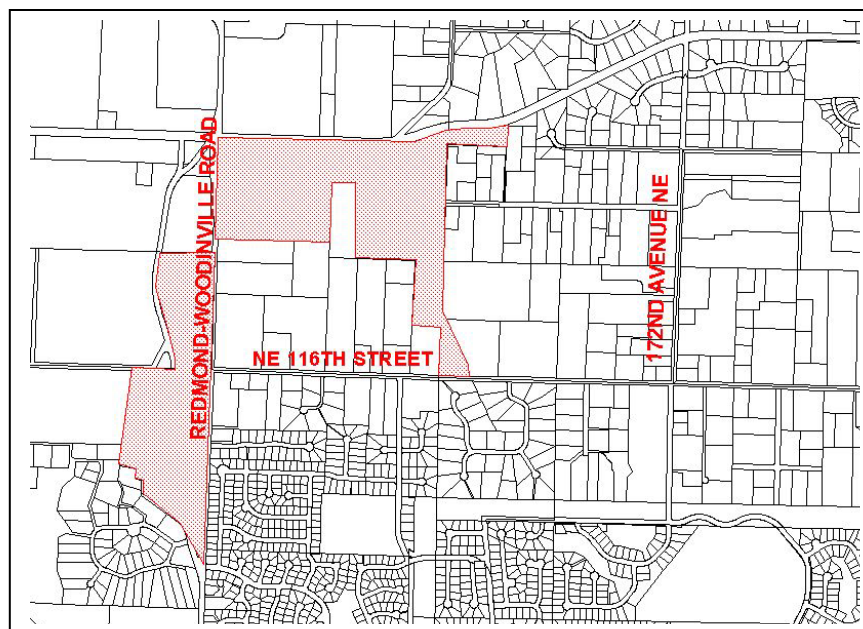
The current North Redmond Neighborhood Plan, last amended in 1998, is in the process of being updated to extend the planning horizon to the year 2022. Work on this proposed amendment began in the Fall 2004 with a kick-off open house and appointment of a Citizen Advisory Committee.

The proposed update will include amendments to the Comprehensive Plan and Community Development Guide. Policies relating to housing, land use, open space, transportation, neighborhood character, parks, and natural resources will be considered as part of the Neighborhoods Element of the Comprehensive Plan. Development Guide amendments will likely address design standards, density, and the operation of proposed small-scale commercial uses. Major topics to be addressed include the following:

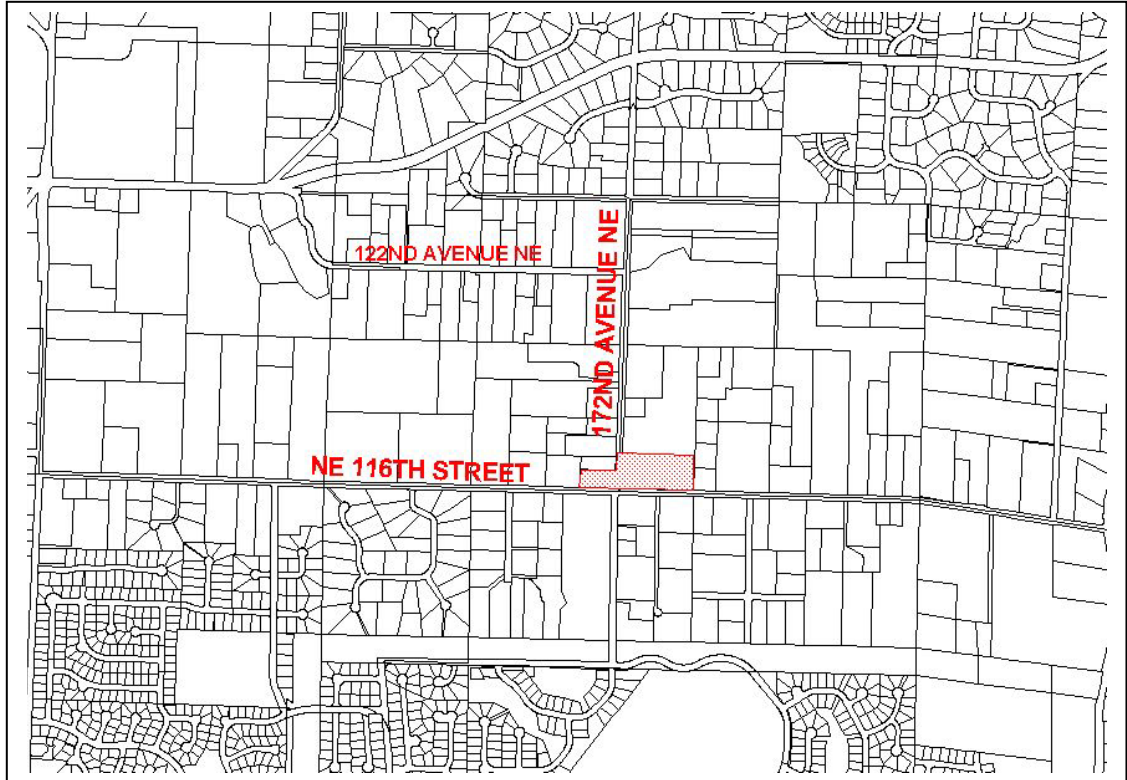
Land Use

There are a total of three land use amendments being proposed: Two City initiated land use changes, and a privately initiated land use change which more fully described under Item No. 15. The three amendments are summarized below:

- The City of Redmond has initiated a proposed Comprehensive Plan amendment to consider land use designation changes for properties currently zoned RA-5, R-1 and R-1P with the current land use designation of Single Family Constrained. The subject properties are generally located in the western half of the North Redmond Neighborhood planning area as shown on the map below. The amendment has been initiated by the City based on inquiries from several of the affected property owners to consider changing the designation on these properties to Single Family Urban with proposed zoning ranging from R-4 to R-8.



- The City of Redmond has initiated a proposed land use amendment for properties generally located on the north side of NE 116th Street directly east and west of 172nd Avenue NE, as shown on the map below. The City has initiated this amendment after consulting with a majority of the affected property owners who have expressed an interest in a potential change to allow Mixed Use - Neighborhood Commercial. The total affected area is approximately 7 acres, but it is likely the total land area devoted to commercial uses would be approximately 1 acre in size. The Citizen Advisory Committee has suggested the properties be changed from Single-Family Urban with R-4 zoning to Neighborhood Commercial, NC-1 zoning with a mixed-use requirement.



- Washington Cathedral Church has requested a land use designation change that will allow Neighborhood Commercial on their property located at the intersection of NE 124th Street and the Redmond Woodinville Road. This request is more fully described in Item No. 15.

Housing

The Plan update will include proposed amendments relating to affordable housing and for allowing various forms of housing including multi-plex attached housing, size limited, cottages, and accessory dwelling units. The Plan will also address incentives to allow increased housing density for open space preservation.

Mixed-use Neighborhood Commercial

The Citizen Advisory Committee has been considering allowing a small scale neighborhood oriented mixed-use neighborhood commercial “Village Square”, that will include a mix of businesses intended to serve the daily and weekly retail needs of the neighborhood, as well as places such as courtyards, fountains, or plazas within the Village Square for people to meet and gather. Hours of operation and the types of products sold would be restricted.

Mixed-use housing, including affordable housing, would be an integral part of the Village Square concept, as well as limited parking to encourage and promote pedestrian activity within the neighborhood.

Design and Character

Design standards relating to residential design and design for the Neighborhood Commercial uses in the Village Square will be included in the proposed amendment. The Neighborhood is also supportive of promoting an identifying feature such as benches throughout the neighborhood to promote place making, and signify the neighborhood's interest in promoting walkability.

Transportation and Circulation

Connectivity within the neighborhood and between developments has been identified as an important issue within the North Redmond neighborhood. The Citizen Advisory Committee will recommend policies to require pedestrian connections between subdivisions, if not vehicular access, along with pathways and corridors throughout the neighborhood to provide open space alternatives to walking along arterial roadways. These should include connections between neighborhoods and the Puget Power trail easement. Other safety improvements have been suggested, along with improved connections to Downtown Redmond.

Parks, Recreation and Open Space

The City of Redmond has secured a five-acre parcel in the northeast corner of the neighborhood for park purposes. The Citizen Advisory Committee has suggested that the City work with the adjoining property owner to enter into a long-term purchase agreement that would increase the size of the park property. The Advisory Committee has suggested the City work with the Lake Washington School District, in the event that property located at 172nd Avenue NE and NE 122nd Street becomes surplus, to develop a mix of housing and park uses on the property.

Preservation of existing stands of mature trees within North Redmond has been identified as important to maintaining the neighborhood's historic rural character. In order to further promote preservation of these areas, the North Redmond Citizen Advisory Committee has been supportive of establishing incentives to allow higher density innovative housing styles (such as attached single-family housing) in exchange for preserving the trees. Also important to the community is establishing pathways throughout the neighborhood, particularly around streams and ponds, in addition to those connections described in the Transportation and Circulation discussion.

Public Services and Facilities

There are few public meeting spaces located in or near the North Redmond neighborhood. The neighborhood has been supportive of providing small meeting facilities as part of the construction of the future fire station that is planned along NE 116th Street.

Other Plan Considerations

Various needs will be addressed when noted as critical to the 20 year vision for the North Redmond neighborhood. These will be discussed and formed into recommendations by the Citizen Advisory Committee as they are identified.

Staff contact: Terry Shirk at 425/556-2480, tshirk@redmond.gov or Kim Dietz at 556-2415, kdietz@redmond.gov

3. Update the Viewpoint Neighborhood Plan.

Currently, the Viewpoint neighborhood is part of Overlake. While the Comprehensive Plan includes a long-range vision for Viewpoint, there are not policies specific to this neighborhood. This amendment will propose Comprehensive Plan and Community Development Guide amendments specific to the Viewpoint neighborhood. A kick off date for this project has not yet been scheduled.

Staff contact: Sarah Stiteler at 425/556-2469, ssiteler@redmond.gov, Kim Dietz at 556-2415, kdietz@redmond.gov, or Terry Shirk at 425/556-2480, tshirk@redmond.gov

4. Plan amendment to designate the Overlake Center as an Urban Center.

This amendment was initially listed as part of the 2003-2004 Comprehensive Plan Amendment Package. Technical Committee reviewed and recommended the amendment to the Planning Commission. Final action was postponed during Planning Commission review to address comments from the City of Bellevue. The amendment is included in the 2005 Package for completion. In summary, this amendment would:

- Establish two framework policies for the Overlake Urban Center.
- Amend policies, text and maps in several elements, particularly Land Use and Neighborhoods, to change the terminology used. The proposed amendment would not change the intensity of allowed uses.

Staff contact: Lori Peckol at 425/556-2411 or lpeckol@redmond.gov

5. Implement and Refine the Overlake Neighborhood Plan.

The City last updated the Overlake Neighborhood Plan in 1999, including updates to implementing provisions such as land use regulations and the Transportation Facility Plan. Several of the most significant issues addressed in the update concerned two portions of the neighborhood: the Shopping & Mixed Use Area and the Employment Area.

Since the update of the neighborhood plan, development has proceeded consistent with the land use vision for the Employment Area. Progress on the vision for the Shopping & Mixed Use Area has been slower. Construction of the Villages at Overlake Station in 2000 added 308 dwellings. While there has been some developer interest in additional residential or potentially mixed-use developments, the City has not received any formal applications.

This amendment will involve updates to the Community Development Guide and Comprehensive Plan related to the following major topics:

Overlake Shopping & Mixed Use Area

- What are the barriers and opportunities to achieving the vision for the Shopping & Mixed Use Area? Based on consideration of these factors, is the vision still valid?
- How can City planning, zoning and investments attract the kind of development envisioned for this area? How should actions be phased to be most successful?

Overlake Primary Study Area as a whole

- Should the Overlake Center be designated by the City and regionally as an Urban Center? (see Item 4, listed separately)
- What are Redmond's preferred locations for HCT corridors and station areas in Overlake, and how do they support extension of HCT service to the Downtown and SE Redmond?
- What are the City's preliminary preferences regarding land use and transportation through 2030? Should the commercial development cap be increased and, if yes, under what conditions and to what level?
- What transportation project and program improvements would be needed to support additional development in Overlake through 2030? What improvements in other public facilities and services would be needed to support additional development? How could improvements be funded?
- What are the opportunities to improve connections between the various sub-districts within the Overlake Neighborhood, as well as between Overlake and nearby residential neighborhoods?

Major outcomes expected from this amendment include the following:

- Determination of whether Overlake is an Urban Center.
- Identification of preferred HCT system alignment and station location(s).
- Master plan for the Overlake Shopping & Mixed Use Core to guide infill development, transportation improvements, and other investments.
- Updates to the Community Development Guide, Comprehensive Plan, and Transportation Master Plan

Staff contact: Lori Peckol at 425/556-2411 or lpeckol@redmond.gov

6. Refine the City's growth targets to reflect final actions as part of the 2004 Comprehensive Plan update.

As part of its recent 10-year Comprehensive Plan amendments, Redmond updated its growth targets to 2022. The updated growth targets are based in part on a preliminary preferred growth strategy endorsed by City Council in 2003 that emphasized two primary objectives: 1) improve the supply and diversity of new housing in the City, and 2) reduce the traffic impacts associated with more growth. The growth strategy identified several concepts for improving housing supply, including considering City employment centers such as Downtown, Overlake, and SE Redmond as potential locations for more housing opportunities.

In 2005, the City completed the Comprehensive Plan update for both City and privately initiated amendments. The updated policies support additional housing capacity in the Downtown and in Overlake by reducing restrictions on freestanding residential development. However, privately initiated amendments that might have resulted in some locations in employment areas being allowed for additional housing capacity did not materialize as anticipated. As a result, staff proposes an increase to the City's 2022 targets for commercial space and employment to reflect this employment capacity. An increase to the City's housing target is not as critical since other locations in the City, such as the Downtown, Overlake and certain residential neighborhoods, have the zoning capacity to accommodate the additional housing growth.

Staff's estimate of the increase to the 2022 target to reflect these outcomes is 1.3 million square feet of commercial space and 3,200 jobs. Adjustments to the City's projected 2022 total for commercial space and to projected locations of housing growth have been reflected in modeling for the City's Transportation Master Plan.

Staff will also recommend a refinement of the City's 2022 employment target to reflect 2002 employment estimates from the Puget Sound Regional Council (PSRC). The City's base year for the growth targets is 2002, and at the time the targets were developed, the PSRC data was not available. The PSRC recent employment estimate for 2002 is higher than the estimate developed by the City in 2002.

Staff contact: Lori Peckol at 425/556-2411 or lpeckol@redmond.gov

7. Procedural Shoreline Master Program amendment and update of the stream map in the Community Development Guide to reflect the recently adopted Critical Areas ordinance.

The City is proposing the following three amendments that involve Redmond's Shoreline Master Program. Items 7b and 7c would also involve amendment of the Community Development Guide.

- a. **Incorporate the Critical Areas Ordinance into the Shoreline Master Program.** This is strictly a procedural issue and is being done at the request of the Department of Ecology, prior to the City formally filing its new Shoreline Master Program with the State.
- b. **Update the stream classification map to reflect the Critical Areas Ordinance.** The recently approved Critical Areas Ordinance (CAO) includes a revision of City stream classes and their associated buffer widths. The Stream Classification map guidance

included with the Ordinance, however, could not be completely and accurately updated prior to CAO adoption.

Since adoption of Redmond's previous Sensitive Areas Ordinance Stream Classification map in May 2002, the Public Works Natural Resources Division has collected a variety of data that more completely and accurately describe Redmond's streams. Included among these data are sources such as ongoing field review and update of Redmond's Stream Reconnaissance Project (June 27, 2002) by Natural Resources staff, stream survey data submitted with development applications, extensive field sampling under contract by Washington Trout to confirm the distribution of both live fish and "potential fish habitat" in Redmond's streams, and State Department of Natural Resources' (DNR) revised stream typing guidance (Spring 2005) changing emphasis from the presence of fish to the presence of "potential fish habitat".

Collectively, these data sources support the following stream map updates:

- Correction of inadvertent class changes made in the recently adopted CAO stream map.
- Minor revisions to specific stream segment locations based on more accurate mapping and development changes.
- Removal of mapped streams not found in the field.
- Upstream extension of several potentially fish-bearing Class II streams, based on recent fish habitat surveys and additional field data.
- Differentiation of Class III and Class IV streams, based on the newly adopted CAO definitions, State DNR guidance, and related field data.

- c. **Consider designating riparian habitats of local importance.** The GMA identifies Fish and Wildlife Habitat Conservation Areas (FWHCA). Habitats and Species of Local Importance are those identified by jurisdictions, and may include those species that possess unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. These species or habitats could also provide a symbolic or iconic value to a community.

Redmond has designated the Great Blue Heron as a Species of Local Importance. The City also has the ability to designate Habitats of Local Importance. This was not discussed during the CAO Update. The Council has directed staff to determine whether it is appropriate to designate some or all riparian areas as Habitats of Local Importance. The CAO sets the procedure for this, which is the DGA process. This process allows the opportunity for public input regarding this designation. If riparian areas are designated Habitats of Local Importance, it will not involve any additional regulations or layers of protection. Streams will continue to be regulated under the stream regulations adopted in the new CAO. This would, however, involve identifying these areas on the streams map, and would be done in conjunction with the stream map update.

Staff contact: Cathy Beam at 425/556-2429 or cbeam@redmond.gov

8. City initiated amendment to the Community Character and Historic Preservation Element to add a map of Citywide gateways and public view corridors.

In 2004, the City added a new element to the Comprehensive Plan entitled “Community Character and Historic Preservation”. The new element strengthens the Plan’s emphasis on retaining Redmond’s character. The policies call for identifying and establishing gateways into the City and identifying and enhancing public view corridors unique to Redmond. Staff work was begun in 2004 to identify and map gateways and public view corridors, but was not completed due to other resource demands. The purpose of this amendment is to complete this work.

Staff contact: Dianna Broadie at 425/556-2414 or dbroadie@redmond.gov

9. Updates to land use and transportation policies related to high capacity transit planning, particularly for the Downtown and SE Redmond.

In early 2005, the City began a high capacity transit (HCT) study for the purpose of developing and evaluating general alignment and station alternatives, and selecting a preferred alignment and station locations, for a future high capacity transit (HCT) link in the vicinity of Downtown Redmond and SE Redmond. This item is included in the 2005 Package in anticipation of potential updates to Comprehensive policies to reflect the preferred alignment and station locations.

Staff contact: Joel Pfundt at 425/556-2570 or jpfundt@redmond.gov

10. Potential amendment of Transportation Element or other transportation related provisions in the Comprehensive Plan as follow up to adoption of the Transportation Master Plan.

This item is included in the 2005 Package in case updates are needed to the Comprehensive Plan as a result of City Council decisions on issues associated with the Transportation Master Plan.

Staff contact: Terry Marpert at 425/556-2428 or tmarpert@redmond.gov

11. Potential adoption or update of functional plans to implement the Comprehensive Plan.

This item is anticipated to include establishing a Financial Functional Plan and potential updates to other functional plans to reflect the updated Comprehensive Plan. The financial functional plan is called for in two policies from the Comprehensive Plan Capital Facilities Element:

- CF-8 Maintain a financial plan that summarizes the revenue and expense components of the City’s functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.

CF-14 Prepare a Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming. Determine through this planning process the percentage allocation of unrestricted capital revenues to functional areas. Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.

Policy CF-5 calls for updating functional plans within two years of a Comprehensive Plan update.

Staff contact: Terry Marpert at 425/556-2428 or tmarpert@redmond.gov

PRIVATE-SECTOR AMENDMENT REQUESTS

12. Privately initiated Comprehensive Plan and Community Development Guide amendment for the 120-acre Keller property.

The Keller property is located between NE Union Hill Road and Avondale Rd NE in the Bear Creek neighborhood. The applicant is seeking a land use designation of Design District and zoning designation of Bear Creek Design District. The proposed amendment would also involve development of a master plan for the Keller Farm. The property is currently designated primarily Semi-Rural, with a small portion (5 acres) of Single-Family Urban.

The applicant's purpose for the proposed amendment is to allow for the development of Retirement Residences and an increase in the density on the subject property, while also clustering the site and building improvements in the northwestern area of the property and permanently protecting and preserving approximately 80 acres as open space.

The Retirement Residences are proposed to total 420 living units located on approximately 40 developable acres of the 120+ acre Keller property. The proposal is to accommodate approximately 150 units in a main building, 60 townhouses, 100 cottages, a 70-unit health care facility, and 40 employee apartments. Fourteen of the health care facility units and all forty of the employee apartments would be affordable as defined by the Redmond Community Development Guide.

Applicant also proposes to assist with or provide:

- Reconnecting portions of the floodplain and associated wetlands through off channel rearing areas and restoration of degraded areas.
- Day-lighting and re-routing a portion of Perrigo Creek southward through the site and connecting it with Bear Creek.
- Enhancing wetlands and stream & wetland buffers on the site for the maintenance and protection of critical habitat.
- Providing an easement to the City of Redmond to allow the City to reroute and enhance Evans Creek.
- Provision of easements through the site to connect City trails.
- Provision of land for a future City of Redmond Stormwater facility.
- Provision of environmentally friendly transportation at the facility.

Staff contact: Cathy Beam at 425/556-2429 or cbeam@redmond.gov

13. Privately initiated amendment to Comprehensive Plan policies and provisions related to the Business Park designation and to related sections in the Community Development Guide.

The applicant proposes to revise policies and provisions in the Comprehensive Plan Land Use Element to clarify and narrowly expand the range of permitted uses for the Business Park land use designation. Amendments are proposed to policies LU-48, LU-57, and associated text to allow limited professional service uses.

The proposed amendment also involves revision to two sections of the Community Development Guide:

- Definitions Section: Propose to revise the definition of “professional services” and add a definition for “medical professional services” , and
- In the Business, Manufacturing, and Industrial zones section, propose to revise RCDG 20C.60.20-030 Permitted Land Uses in Business, Manufacturing and Industry Zones to permit professional service uses within the BP zone when located in the WestPark Business Center.

The applicant’s purpose for the proposed amendment is to alleviate ambiguity regarding what types of office uses are permitted in the BP zone and to stipulate that professional service uses (e.g., lawyers, accountants, insurance agents, investment brokers, etc...) may locate in WestPark.

Staff contact: Lori Peckol at 425/556-2411 or lpeckol@redmond.gov

14. Privately initiated Comprehensive Plan and Development Guide Amendment seeking a higher density residential land use designation.

The proposed amendment involves a 1.36 acre property located in Education Hill on the west side of Avondale Road, just north of Novelty Hill Road (address is 10007 Avondale Road NE). The applicant is requesting a land use designation change from Single-Family Urban (R-6) to Multi-Family Urban (R-12). The applicant desires to develop 12 townhomes or cottage homes. The applicant also states that the purpose of the proposed amendment is to provide affordable housing that fits with the neighborhood character.

Staff contact: Sarah Stiteler at 425/556-2469 or sstiteler@redmond.gov

15. Privately initiated Comprehensive Plan and Development Guide Amendment to change from a residential land use designation to a neighborhood commercial designation.

The proposed amendment involves a 5-acre property located on the east side of Red-Wood Road, south of NE 124th Street, in the North Redmond neighborhood. This amendment, which involves property owned by Washington Cathedral, was first docketed as part of the City’s

2003-2004 Amendment Package. The proposed amendment was then scheduled for evaluation and review as part of the North Redmond Neighborhood Plan update.

The applicant is requesting a land use designation change from Single-Family Constrained (R-1) to Neighborhood Commercial (NC-2). The purpose is to allow development of a two-story, mixed use development with medium scale retail and services (grocery and other daily services) on the first level and residential or office uses (retirement, professional offices, etc...) on the second level. Proposal is to include community space that can be used as a farmer's market and incorporate signs and plaques that reflect the history of Theno's Corner.

Staff contact: Terry Shirk at 425/556-2480 or tshirk@redmond.gov

16. Privately initiated Comprehensive Plan amendment to Map N-OV-3 (page 272.1)

The applicant proposes to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood. A primary purpose of the Green Street designation is to promote comfortable, convenient and practical access for pedestrians and transit riders between the street, including transit stops along the street, and buildings on the property. Policy N-OV-58 specifies several design standards for these streets and adjacent development, such as standards related to maximum walking distances between the street and buildings, placement of parking lots, sidewalk width, pedestrian facilities such as benches and streetlights (at transit stops), and treatments along the street, such as trees and planter strips between sidewalks and streets.

The applicant's purpose for the amendment is to facilitate flexibility in designing a corporate campus/office park on the abutting 27 acre property, which is currently undeveloped and is owned by Nintendo of America. The applicant states that this change would allow development of the abutting property in a manner consistent with other corporate campuses in Redmond.

Staff contact: Lynda A. Hall at 425/556-2438 or laparicio@redmond.gov

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